

## CORBIN HALL COMMUNITY CENTER

### RULES AND REGULATIONS

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#### **PREAMBLE**

These Rules and Regulations for the Corbin Hall Community Center and related amenities (collectively, the "Community Center") are intended to be a guide to the use of the Community Center. They are not intended to deal with all conceivable issues that may be presented for governance. These Rules and Regulations are established by the Corbin Hall Property Owners Association, Inc. (the "Association") to protect the Community Center, and to promote the health, safety, welfare and enjoyment of the Association members, their families. To uphold these standards, members and guests are expected to act in a manner consistent with good taste. The Association's Board (the "Board") may amend these Rules and Regulations from time to time as it determines appropriate in its sole discretion.

#### **GENERAL RULES**

1. Each of these Rules and Regulations shall apply to every Association member (a "Member") **and their guests**, even if not specifically stated in portions hereof. The Association shall be permitted, but not required, to grant relief to one or more parties from specific Rules and Regulations upon written request thereof and good cause shown in the sole opinion of the Association.
2. Members are responsible for the compliance of these Rules and Regulations by their guests.
3. The Community Center shall be open on the days and during the hours as may be established by the Board. Areas of the Community Center may also be closed for scheduled maintenance and repairs. Scheduled cleaning of the Community Center usually takes place on Thursdays.
4. Any abuse of alcoholic beverages by members or guests will not be tolerated and will subject said member and guests to revocation of access to amenities.
5. Commercial advertisements shall not be posted or circulated in the Community Center nor shall solicitations of any kind be made at the Community Center without the prior approval of the Board of Directors. No solicitations or petitions, fund raisers or religious services are

allowed within Community Center.

6. All commercial vendors must register with Bill Davis prior to entering the Community Center to perform work. All vendors performing work within the Community Center shall first provide evidence satisfactory to Bill Davis that such vendor has liability insurance in an amount of at least \$1,000,000. Private vendors hired by a home owner are excluded from this review and are fully the responsibility of the homeowner.
7. Members should not request special personal services from employees of the Association who are on duty or the personal use of the Community Center furnishings or equipment which are not ordinarily available for use by Members. Members may request personal services to be scheduled when employees are not on duty. Payment for such services are totally the responsibility of the lot owner. See item 12.
8. No pets are permitted inside the Community Center or on the Community Center property at any time.
9. PLEASE! No "sandy" clothing or shoes are allowed anywhere in the Community Center or pool area. Also, members and guests are not allowed to sit on any inside Community Center furniture with wet clothing or towels.
10. All complaints, criticisms or suggestions of any kind relating to any of the operations of the Association or its employees must be in writing, signed and addressed to the Board of Directors.
11. Members and their guests may not abuse any of the Association's employees, verbally or otherwise. All service employees of the Association are under the supervision of Bill Davis and no Member or guest shall reprimand or discipline any employee, nor shall a Member or guest request an employee to leave the Community Center for any reason. Any employee not rendering courteous and prompt service should be reported to the Board of Directors immediately. In the event any Association employee does perform special personal services for a Member on their own time, regardless of when they are performed, such employee's services shall be deemed to be outside the scope of the employee's employment by the Association and the Association shall not be responsible in any manner for such employee's services.
12. Parking is permitted in areas identified as such. No parking will be allowed on grassed areas or where "No Parking" signs are posted. Vehicles parked in violation of "No Parking" areas may be towed at the owner's expense. Vehicles may be parked at the Community Center only during hours of operation or staying overnight in one of the suites.
13. Smoking is not permitted **anywhere** in the Community Center, or **anywhere** on the property upon which the Community Center is located, except in the Community Center parking lot. No smoking shall be allowed to disturb another Member or a Member's guests. Cigarette butts must be completely extinguished and properly discarded in waste containers. Any and

all damage caused by a cigarette or cigarette butts shall be the responsibility of the smoker.

14. No fireworks are permitted anywhere at the Community Center unless part of a fireworks exhibit organized and conducted by the Association.
15. Firearms and all other weapons of any kind are not permitted at the Community Center at any time.
16. Hazardous materials and illegal substances are prohibited from the Community Center and the Community Center property.
17. Use of the Community Center and amenities may be restricted or reserved from time to time by the Association. If property owners would like to reserve the first floor of the Community Center or the pool area in order to host an event consisting of eight or more people, they must contact the person in charge to make sure either are available. Once a reservation has been confirmed, the property owner making the reservation is expected to observe the following rules. **Please note that making a reservation does not grant exclusive use**, particularly of the pool and/or hot tub. Note also that on Thursdays the first floor of the Community Center beyond the bathrooms is typically closed for cleaning.
  - a) A deposit of \$200 must be submitted to Corbin Hall Property Owners Association before a reservation will be confirmed. The deposit will be returned provided the remaining rules are fully observed.
  - b) Reservations will be for a maximum of six hours, after which the amenity becomes available for general usage.
  - c) Property owners making the reservation are required to be in attendance at the event, are responsible for the conduct of their guests, and are responsible for any damage to Association property.
  - d) Property owners making the reservation are responsible for cleaning up after the event, which includes removal of all trash generated by the event and no dirty dishes left behind, including in the dish washer.
  - e) If the pool is reserved, usage of the first floor of the Community Center will be limited to the first floor bathrooms. Absolutely no sandy clothing or shoes are allowed anywhere inside the Community Center (CC) or in the pool. Additionally, no one is allowed to sit on furniture inside the Community Center with wet clothing or towels.
  - f) No games involving the throwing of balls, bean bags, or horse shoes are permitted inside the pool fence. Such games should be played on the lawn outside the fence or in the parking lot. Beach balls, floats and noodles are permitted in the pool.
  - g) Absolutely no smoking is allowed in the premises of the Community Center except in the parking lot. All cigarette butts must be properly extinguished and disposed of.

18. Violation of these Rules and Regulations and/or poor conduct will subject those in violation to restriction from use of Corbin Hall amenities. Restrictions will be based on the Corbin Hall Covenants, By Laws and the Rules and Regulations as stated within this document. Restrictions will be determined by the Board of Directors.
19. In no event will there be any discrimination against any individual because of the individual's race, color, religion, sex, national origin, age, handicap or marital status.
20. Members and guests waive all rights to a hearing or any legal proceedings regarding any dispute with the Association.

#### **MEMBER DUES AND CHARGES**

1. Members' Association dues and assessments must be paid current in order to utilize any Corbin Hall amenities.
2. A Member's property located in the Corbin Hall subdivisions may be assessed by the Board for fees and charges resulting from such Member's use of, or damage to, the Community Center, as set forth in the Protective Covenants of the Association.

#### **COMMUNITY CENTER ACTIVITIES**

1. The Association encourages the use of the Community Center by Members for private functions on any day or evening, provided it does not interfere with the normal operation of the Community Center, or with amenities regularly available to Members. Members are requested to make reservations with the appropriate person in charge for available dates and arrangements.
2. Private functions are permitted at the Community Center only with prior permission of the Board. **(Please see ALL of Item 17 above)**

#### **LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY**

1. Each Member and each guest as a condition of invitation to the Community Center assumes sole responsibility for his or her property. The Association shall not be responsible for any loss or damage to any personal property used or stored at the Community Center, whether in lockers or elsewhere. Any such personal property which may have been left in or at the Community Center for six months or more may be sold by the Association, with or without notice, at a public or private sale, or may be otherwise disposed of, and the proceeds, if any, may be retained by the Association.
2. No person shall remove from the Community Center any property or furniture belonging to the Association without the proper authorization of the Board of Directors.
3. Every Member shall be liable for any property damage caused by the Member or guest. Any costs related to such damage shall be charged to the responsible Member, and if unpaid

may be assessed against the Member's property in Corbin Hall subdivision as provided in the Association's Covenants and By-Laws and the Board of Directors.

4. Any Member or guest who makes use of, or accepts the use of the Community Center and its amenities, or engages in any private function or any function sponsored by the Association shall do so at his or her own risk. The Member and his or her guests shall hold the Association, any manager or employee of the Association, their partners, directors, officers, members, employees, representatives, agents and members of any Association advisory board or committees collectively, the "Indemnified Parties" harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by any users involved, resulting from the use of the Community Center, and/or from omission of any of the Indemnified Parties. Any Member shall have and perform the same obligation to the Indemnified Parties hereunder in respect to any such loss, cost, claim, injury, damage or liability sustained or incurred by any guest.
5. Should any party bound by these Rules and Regulations bring suit against any of the Indemnified Parties in connection with any event operated, organized, arranged or sponsored by the Association or any reserved private function in connection with use of the Community Center, and fail to obtain judgment therein against any one or more of them, said party shall be liable to the prevailing Indemnified Parties for all costs and expenses incurred by them in the defense of such suit, including court costs and attorneys' fees and expenses through all appellate proceedings.

## **CHILDREN**

Members are responsible for the conduct and safety of any children under their supervision when using the Community Center.

At no time shall any child be in the pool area without proper supervision. In addition, jumping from the spa walls into the pool is forbidden.

## **GUEST PRIVILEGES**

Guests must be accompanied by the sponsoring Member, unless otherwise determined by the Board of Directors. Although it is the intention of the Association to accommodate guests without inconvenience to the Members, the Board reserves the right to limit the number of guests that are invited or are sponsored by a Member on any given day. The Association also reserves the right to determine the maximum number of times a particular guest may use the Community Center as a guest of a Member. The Board of Directors may establish guest fees and charges and rules and regulations for use of the Community Center by guests. Guest privileges may be denied, withdrawn or revoked at any time for reasons considered sufficient by the Board of Directors, in its sole and absolute discretion. The sponsoring Member shall be responsible for all charges incurred by the guest. The sponsoring Member is also responsible for the conduct of a guest while at the Community Center.

## **EXERCISE ROOM RULES AND REGULATIONS**

1. An exercise facility is located on the ground level of the Community Center, which contains cross training equipment available for use by Members and guests. Shower rooms and dressing areas designated for "Men" and "Women" are available.
2. The exercise facility is open to all Members, and up to two guests of a Member at any one time. Children from the ages of 12-17 are permitted to use the exercise facility only when accompanied by an adult who is responsible for the child and authorized to use the exercise room.
3. The exercise facility will be open for use during regular hours of operation of the Community Center, 7:00 AM to 10:PM, subject to revision by the Association in its sole discretion.
4. Appropriate exercise attire is required, including shirts and shoes to be worn at all times.
5. Radios, IPOD's, MP3 players, or tape players are permitted if used with personal earphones.
6. Exercise room users shall wipe perspiration from equipment after use.
7. Equipment use shall be on a first come, first served basis. Users shall operate with usual custom and consideration if other parties are waiting to use a piece of equipment.
8. No food or beverages are allowed, except that drinking water in a capped container is allowed.
9. Absolutely no "horseplay" or misuse of the equipment is permitted. Damaged equipment or any facility damage will be charged to the person(s) responsible, and/or to the sponsoring Member.
10. No wet clothing (i.e., swim wear) or "sandy" clothing/shoes are permitted in the exercise room.
11. No spitting is permitted.
12. Members assume all responsibility for damage by fire or other casualty to, or theft of, personal property stored/left in the exercise area or restrooms. Property abandoned in the exercise room or restroom will be removed by the Board of Directors, and at their reasonable discretion items may be stored, discarded or sold in compliance with the terms of these Rules and Regulations (see LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY ABOVE).

## **GREAT ROOM REGULATIONS**

1. The Great Room is intended for community-sponsored parties, social events, and for other activities attended by Members and their guests. The Great Room may be reserved on a

first-come, first-serve basis by contacting the person in charge, and by completing all required reservation forms and making required payments.

2. Reservation of the Great Room is available only for Members and is intended for use by the Member and his or her guests. The Great Room may not be reserved by a Member and leased to an outside party.
3. Application for a Great Room reservation shall be in writing to the person in charge. The application shall specify the date, time required up to a maximum of six hours, and number of guests expected.
4. The Member reserving the Great Room is responsible for providing proper information to guests, and managing guest activities, parking of automobiles, and returning the Great Room after completion of the function to the condition it was in immediately before commencement of the function. The Member reserving the Great Room is responsible for any and all damage occurring in, and liability resulting from use of, the Great Room and the Community Center.
5. The Member reserving the Great Room is responsible for the orderly operation of his or her function, and to ensure that such function does not disturb other Members. Any outside activities associated with that function shall not disturb any Members or guests outside of said function taking place. The Member who has reserved the Great Room must be present for the duration of the function.
6. A deposit of \$200 must be submitted to the Association before a reservation will be confirmed. The deposit may be returned provided the General Rules and Regulations are fully observed.
7. A walkthrough of the Great Room before and after the Member's function shall be scheduled with the person in charge or a member of the Board of Directors prior to and after the date of the function and shall occur during normal business hours. Deposits will be refunded after the person in charge inspects the Great Room and provided that such inspection does not disclose any damage to the facility, or the need for repair or cleaning. The person in charge has sole discretion in regard to Member's forfeit of deposits as necessary to complete cleaning and/or repair of the Great Room.
8. Any entertainment whether live or recorded in the Great Room should be kept at a reasonable level, audible in the lobby area only so as not to disturb guests using the swimming pool area, or people in either Guest Suite after 10:00p.m. Failure of any occupant to respect noise levels when requested to do so upon a reasonable complaint of another member or their guest(s) shall be grounds for the Board of Directors to terminate the music and/or entertainment and to request police assistance if necessary.
9. Great Room activities are normally prohibited beyond 10:00PM, except with permission from the Board of Directors. The door leading from the Great Room to the patio area shall remain closed at all times. A reservation of the Great Room does not constitute a reservation of the pool or patio areas. Use of the pool and patio areas are always available

to all Members.

10. Violations of Great Room rules will automatically result in a one-year suspension of Great Room privileges.
11. There will be no decorations of any type permitted on the walls, ceilings, or any other painted areas within the Great Room. Hanging of any objects from the ceiling is prohibited.
12. Use of the Great Room fireplace must be requested at the time of reservation and must be approved in advance by the person in charge. Member is responsible for ensuring that the fireplace is properly extinguished prior to shutting down the Great Room.

### **GENERAL POOL RULES**

1. Use of the pool area at any time is at the user's own risk. Any injuries or accidents should be reported to the Community Center attendant immediately. No lifeguard will be on duty.
2. Children 12 years and younger and or any child who cannot swim must be accompanied and supervised by an adult at all times.
3. If a child is not toilet trained, he or she must wear a swim diaper while in the pool. Parents or guardians must properly dispose of all used swim diapers (child or adult sizes) at the trash facility down Fleming Road.
4. Swimming is permitted only during designated hours(7:00 AM to 7:00 PM), and is posted outside the pool area. The pool area may be closed due to repair, maintenance, or bad weather. The pool is officially closed when a "CLOSED" sign is posted.
5. Bottles, glass objects, drinking glasses and sharp objects are not permitted within five feet of the pool. Trash should be placed in the proper receptacles located throughout the pool area.
6. Food is allowed only in designated areas of the pool facilities, which at a minimum shall be five feet from the edge of the water.
7. All swimmers must wear bona fide swimming attire. Cut-offs, dungarees and Bermuda shorts are not considered appropriate swimwear. Shoes or other foot coverings must be worn outside the swimming pool area. Nude or topless sunbathing and/or swimming are strictly prohibited.
8. Radios, televisions, CD players, IPOD's, MP3 players, and the like are permitted only when used with personal headphones, or if played at a sound level which is not offensive to other Members and guests. Personal headphones shall be used if requested by another Member or guest.
9. Animals, bicycles, skateboards, play balls of any type are not permitted in the pool area.



10. Lifesaving and pool cleaning equipment should be used only for the purposes intended.  
**Robot vacuum must remain in the pool at all times. No exceptions.**
11. Running, ball playing, and hazardous activities are not permitted in the pool area. This includes pushing, dunking, and dangerous games; throwing footballs, frisbees, tennis balls, or other objects; spitting or spouting water; tag games; repetitive or competitive breath holding; or sitting/standing on shoulders. See item 18-f under General Rules. Association staff has the authority to expel from the pool area anyone who does not follow these Pool Rules or whose conduct is otherwise unbecoming of a Member.
12. Diving, flipping, jumping backward, or dangerous jumping into the pool is strictly prohibited including jumping from the SPA walls.
13. Fishing, spear fishing and like equipment are not to be used in the pool area. Use of a mask and snorkel are permitted.
14. All persons using pool furniture are required to cover the furniture with a towel when using suntan oils and lotions, as the use of these oils and lotions could stain or damage the furniture. Pool furniture including umbrellas are not to be removed from pool area.
15. All persons using the pool area are urged to cooperate in keeping the area clean by properly disposing of towels, cans, and all other trash in the proper receptacles.
16. Smoking is not permitted anywhere in the pool area.
17. Flotation devices are permitted for non-swimming children up to five years of age. Small toys such as balls, water guns, rings, etc., may be permitted, depending on the number of persons in the pool and the manner in which the toys are used. Air mattresses may be permitted, depending on the size of the mattress and the number of persons in the pool. The authorized person has the authority to discontinue use of these mattresses upon the determination that they present a safety hazard or hinder the enjoyment of the pool by others. Tire inner tubes are not permitted at any time.
18. Persons who leave the pool area for over 30 minutes must relinquish lounges and chairs by removing all towels and personal belongings. Saving chairs for persons absent from the pool area is prohibited.
19. Residents not abiding by the pool regulations may be restricted from using the pool facilities by the Board.
20. Persons with bandages, open wounds, infections, and/ or colds are restricted from using the pool.
21. **PLEASE!** No "sandy" clothing (i.e., swim wear) or shoes are allowed in the pool area.

## **KEY POLICY AND COMMUNITY CENTER SECURITY**

1. If a Guest Suite guest is locked out of his/her suite by reason of a lost or misplaced key, or for other reason not the fault of the Association, and if such lock-out occurs while the Community Center is closed, the Association will charge a fee to the Member reserving the Guest Suite for gaining access to the Guest Suite. If a locksmith or similar party is required, the Member shall pay any fees charged by such party.
2. Each Guest Suite occupant is requested to assume personal responsibility for the secure closing of all entrance doors and storage room doors, making sure that these doors close behind him/her. No open door or window may be left unattended.
3. Only Members and guests of Members are entitled to use the Community Center. Guests are to be accompanied by Members.
4. Community Center related problems should be reported immediately to Bill Davis at 757-710-3827.
5. The Community Center suites should be entered from the south door, on the parking lot end of the building, by using the suite access card valid for your time of stay. PLEASE MAKE SURE DOOR LATCHES TIGHTLY BEHIND YOU. The appropriate suite entrance keys are attached to the respective access card.
6. Each apartment will be issued two keys and two access cards upon arrival. Both keys and cards should be left in the apartment on the counter beside the kitchen sink when you leave. Members will be charged the current cost of \$15 per key or card for any not returned.

## **GUEST SUITE RULES AND REGULATIONS**

1. Members shall contact the Association in advance to reserve the use of a Guest Suite. At the time of reservation, Member shall provide a completed registration form provided by the Association. If dates for preferred reservations are already taken, a Member will be placed on a waiting list. Reservations may be made up to ninety (90) days in advance. The reservation calendar shall be maintained and posted on the Members Only website.
2. Guest Suites may be reserved for a 7-day period, running from Friday 3:00 PM to Thursday 10:00 AM. Fees for use of a Guest Suite are due within 7 days of completing a reservation, and are currently as follows: \$400.00 Security Deposit; \$300.00 for the room for one day or up to a week per suite. A \$100.00 fee will be charged to Members vacating the Guest Suite after 10a.m. on the day of departure. The security deposit is refundable if no damage is found after occupants' departure.
3. Maximum occupancy of a Guest Suite is 4 persons, including children. If a member's family has 3 or more children, totaling 5 or more occupants, it will be up to the Board of Directors to approve the reservation. If occupancy rule is violated, that Member may be prohibited

from reserving Guest Suites in the future. All occupants must be 18 years or older if not accompanied by an adult.

4. No smoking is permitted in the Community Center, on any balconies, patios or decks, in the pool/spa, on the pool deck area, or anywhere on the property upon which the Community Center is located, except in the parking lot. No smoking shall be allowed to disturb another Member or a Member's guests. Cigarette butts must be completely extinguished and properly discarded in waste containers. Any and all damage caused by a cigarette or cigarette butts shall be the responsibility of the smoker and/or the Member sponsoring said smoker.
5. No pets are permitted inside the Community Center or on the Community Center property at any time.
6. Barbequing, grilling or cooking is prohibited in the Community Center, and on any balconies, patios, or decks, except that normal cooking is allowed in the Community Center kitchen or suites upon properly approved reservations. Barbequing is allowed using the supplied outdoor grill in the pool area. PLEASE NOTE: using the grill on hard patio surfaces is prohibited to prevent grease stains. Grill must be used on the grass. Cooking or preparing fish is prohibited inside the community center because the odors will permeate throughout the building.
7. All cutting of any type of food must be done on the plastic cutting board provided beside the kitchen sink. No cutting is allowed at any time directly on the kitchen counters.
8. All food must be removed from the Guest Suite prior to the Member's departure. All garbage should be put in plastic trash bags and taken to the trash dump on Fleming Road on Wednesday and/or prior to departure. Remaining trash (if staying until Thursday morning) must be placed in the big trash cans located in the Community Center kitchen downstairs. No food, drinks, or canned items should be left anywhere (refrigerator, cabinets, drawers) in the Suite.
9. Members and guests shall respect other users of the Community Center, and act in such a manner becoming of a Member.
10. Members and guests shall keep the noise level to a socially acceptable level at all times. General quiet hours begin at 10:00 p.m. No occupant shall make or permit any unreasonable disturbing noises in the Community Center or the Guest Suite, nor permit the occurrence of any conduct by its family or guests that interfere with the rights, comforts, or conveniences of other Guest Suite occupants. No Guest Suite occupants shall play a musical instrument, or operate an IPOD, CD/stereo, television set, MP3 player or radio in the Guest Suite in such a manner as to disturb or annoy other Guest Suite and Community Center occupants. Exceptions to this rule will be on an approved basis from the Board of Directors.
11. Members and guests shall obey all local laws, rules and regulations governing use of the Guest Suite. Any fines incurred by a Member or its guests shall be the sole obligation and

responsibility of the Member, and may be assessed against the Member's lot in accordance with the Protective Covenants and By Laws of the Association.

12. The Guest Suite must be kept neat and orderly at all times. No doormats, overshoes, boots, umbrellas, luggage, containers for deliveries or any other items shall be placed in the hallway, on the staircase landings, or anywhere in the Community Center other than in the Guest Suite. No items, including wet towels, clothing or swimming suits, shall be hung from the outside windows or on the balcony railings. Neither shall any linens, clothing, curtains, rugs, mops, planters or other objects be shaken or allowed to protrude from the windows, patios, balconies, or doors. All trash must be placed in the appropriate trash receptacles and All Guest Suite trash shall be taken to the trash dump on Fleming Road on Wednesday and/or prior to departure. Remaining trash (if staying until Thursday morning) must be placed in the big trash cans located in the Community Center kitchen downstairs upon departure.
13. The board reserves the right to change the usage fee and rules at any time.
14. The Member's security deposit may be withheld by the Association to cover damage to the Guest Suite, excess cleaning costs, and any other charges resulting from Guest Suite users. It is understood that the Security Deposit may not cover all potential damages/expenses, and if the total damage/expense caused by a Guest Suite user exceeds the amount of the Security Deposit, the Association may charge the sponsoring Member for the difference, and such amount shall be immediately payable to the Association. Members and guests are expected to vacate the Guest Suite in the same condition existing as when they first checked in. Members causing excessive damage may also be restricted from future use of the Community Center.
15. Parking is allowed in the confines of the Parking Lot located on the south side of the Community Center. Vehicles are not permitted to block entrances or sidewalks. Do not park on the Community Center lawn, or in front of a Member's driveway.
16. Each Guest Suite occupant assumes personal responsibility for keeping the contents of the Community Center undamaged and free from dirt and debris. The Member reserving the Guest Suite will be held personally and financially responsible for damage to the Community Center caused by any Guest occupant or their invitees. Repairs or replacements resulting from such damage will be billed to the responsible Member.
17. Members and guests may use the laundry facilities on a first come, first served basis. Laundry may not be left unsupervised. Sandy items may not be placed in the washer or dryer, and lint should be removed from the dryer after every use. Members and guests are required to follow all instructions posted in the laundry room.
18. Application of sunscreen. All sunscreen should be washed off before sitting on the sofa, carpet, or any other fabric. Sunscreen will discolor rugs and fabric.
19. PLEASE! No "sandy" clothing or shoes are allowed anywhere in the Community Center.

20. PLEASE! Rolling luggage is not allowed on the foyer stairway. The wooden stairs will be damaged if luggage with rollers is pulled up or down them.
21. Problems in the Guest Suite or with the Community Center must be reported to Bill Davis or the Board of Directors in a timely manner.

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